



# 41 Southborough Lane Cochrane Alberta

\$484,900

Welcome to Southbow Landing, a brand new community in South Cochrane that has the perfect balance between big city living and mountain cozy mountain vibes. This home is perfect for the adventurous young couple buying their first home, or a retiree looking at resizing to be closer to the mountains. This home boasts it all with 1287 square feet on two floors, 3 bedrooms, 2.5 bathrooms, plus a spacious nook. Set with a wide front porch to enjoy a coffee in the fall, or a cozy electric fireplace to stay warm in the winter, this home is well worth seeing. The kitcehn includes a bright dining nook with upgraded 42" full height soft close cabinetry and a stainless steel appliance package. The home has a basement side entrance that comes standard. A Rear parking pad is included to lower the cost of a garage. The home has 9 foot ceilings, quartz countertops in the kitchen and upstairs laundry. Engineered hardwood on the main floor , and a large walk in closet in the upper primary suite. The bathroom and laundry both have tile to make it feel upscale. Welcome to the Melbourne - a Douglas Home. Photos shown are from a similar model. This homes interior finishings may differ slightly. Please visit showhome for a tour Monday to Friday - 2-8pm and Saturday and Sunday 12-5 pm. Estimated completion: April, 2026. (id:6769)

Primary Bedroom 11.33 Ft x 12.08 Ft

Bedroom 9.50 Ft x 9.58 Ft

Bedroom 9.33 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom 8.58 Ft x 5.00 Ft

Great room 13.58 Ft x 14.50 Ft

Other 12.08 Ft x 9.58 Ft

2pc Bathroom 9.92 Ft x 3.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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